

Comparable Market Analysis

13451 Montana, El Paso, TX, 79938

Prepared for 13451 Montana—Friday, January 14, 2022



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The Real Estate Power Houses

7207 Bluff Run

San Antonio, TX 78257

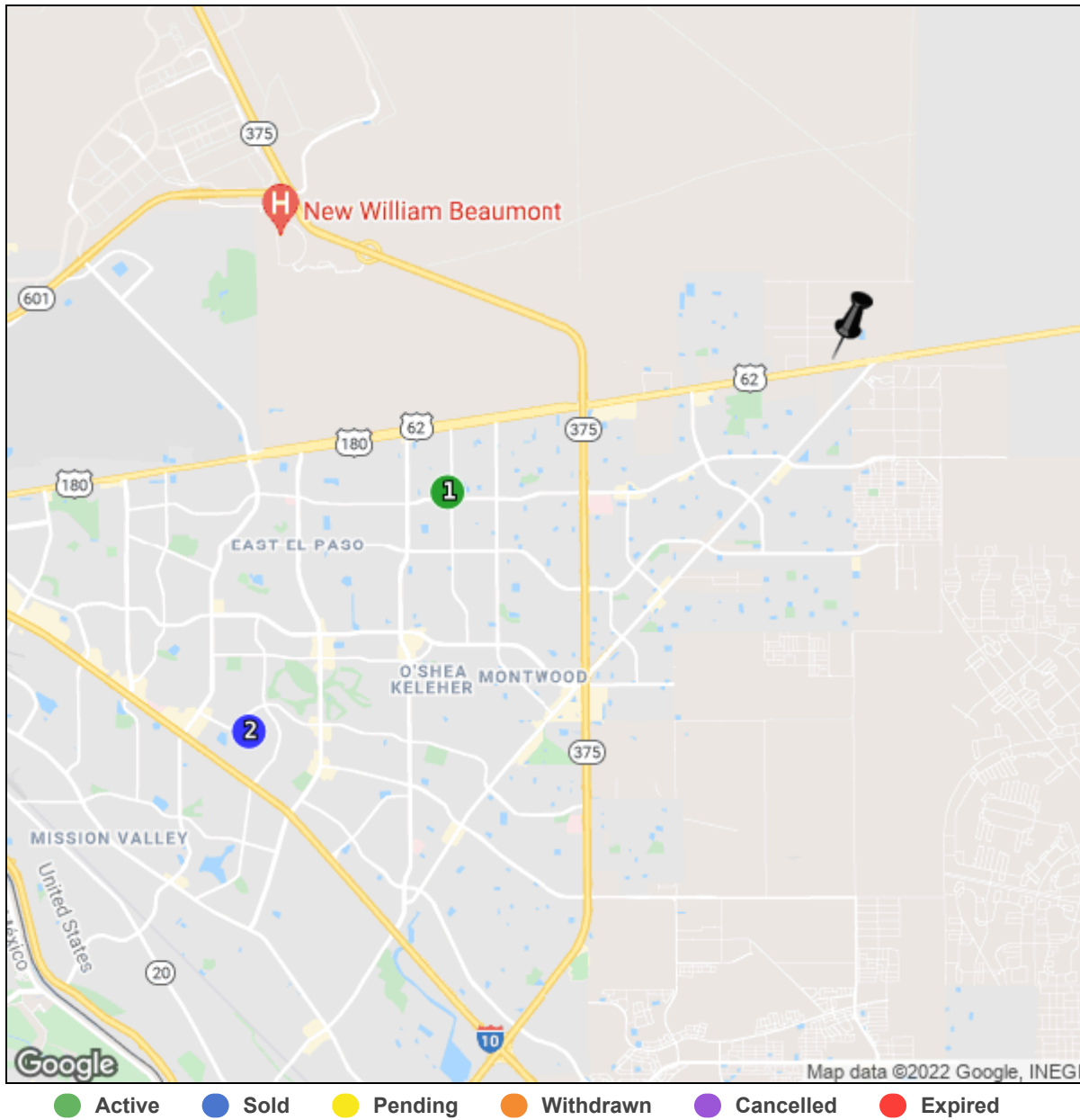
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This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

Map of Subject And Comparable Properties



	Address	MLS #	Status	Distance from Subject
Subject	13451 Montana , El Paso TX 79938			
1	3413 Lee Boulevard , El Paso TX 79936	844133	Active	4.60m
2	1211 BARRANCA Drive , El Paso TX 79935	817321	Closed	7.81m

Subject

Address	13451 Montana , El Paso, TX 79938
Total Area SqFt	10000
Lot Size	
Apx Acres	1.22

Comparable Properties

Subject

844133

817321



13451 Montana
El Paso TX 79938

3413 Lee Boulevard
El Paso TX

1211 BARRANCA Drive
El Paso TX

Distance From Subject		4.60	7.81	
List Price		\$1,100,000	\$995,000	
Original List Price		\$960,000	\$995,000	
Sold Price			\$995,000	
Status		Active	Closed	
Status Date		12/16/2021	02/26/2020	
Days on Market		254	118	undefined
Cumulative Days on Market		254	118	undefined
Adjustment			+/-	+/-
Total Area SqFt	10,000	23,000	11,128	
Lot Size				
Apx Acres	1.22	1.43	1.25	
Adjusted Price	\$1,000,000	\$1,100,000	\$995,000	

Price Analysis

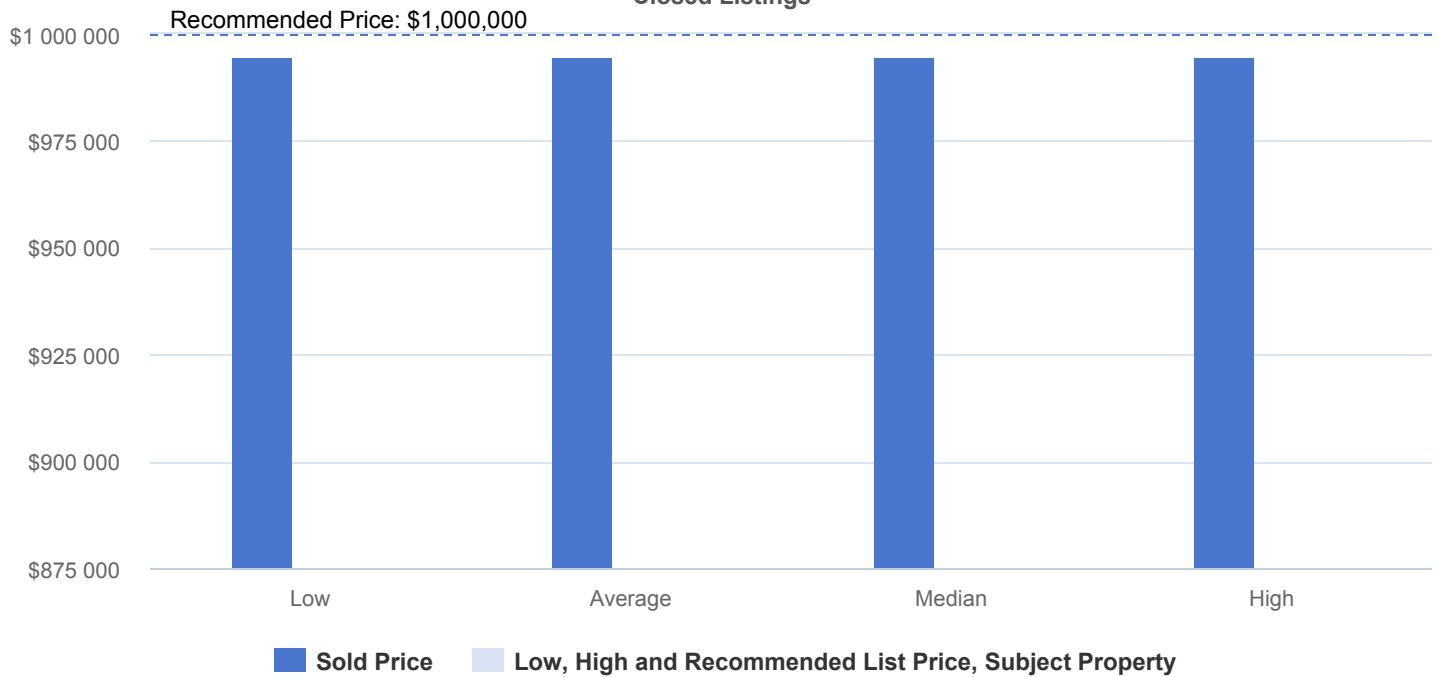
List, Sold and Adjusted Prices

Closed Listings



Low, Average, Median, and High Sold Prices

Closed Listings



Summary of Closed Listings

							Total	Adjusted
MLS #	Address	List Price	DOM	CDOM	Sold Date	Sold Price	Adjustments	Price
817321	1211 BARRANCA Drive, El Paso TX	\$995,000	118	118	02/25/2020	\$995,000	-	\$995,000

Summary of Active Listings

MLS #	Address	Orig. List Price	DOM	CDOM	List Price	Total Adjustments	Adjusted Price
844133	3413 Lee Boulevard, El Paso TX	\$960,000	254	254	\$1,100,000	-	\$1,100,000

Low, Average, Median, and High Comparisons

	Closed	Active	Overall
Low	\$995,000	\$1,100,000	\$995,000
Average	\$995,000	\$1,100,000	\$1,047,500
Median	\$995,000	\$1,100,000	\$1,047,500
High	\$995,000	\$1,100,000	\$1,100,000

Overall Market Analysis (Unadjusted)

Status	#	List Vol.	Avg. List Price	Sold Vol.	Avg. Sold Price	Avg. Sale/List Price	Avg. Home Width	Avg. List \$/Home Width	Avg. Sold \$/Home Width	Avg. DOM	Avg. CDOM
Closed	1	995,000	995,000	995,000	995,000	1.00	0	0.00	0.00	118	118
Active	1	1,100,000	1,100,000	0	0	0.00	0	0.00	0.00	254	254
Overall	2	2,095,000	1,047,500	995,000	995,000	1.00	0	0.00	0.00	186	186

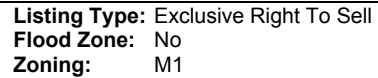
SELECTION CRITERIA FOR COMPARABLE PROPERTIES

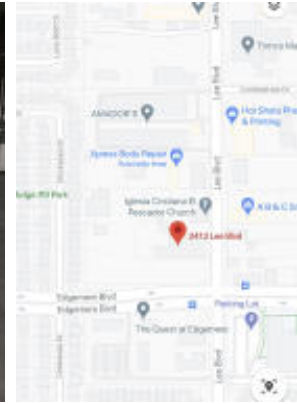
Specified listings from the following search: Property type Commercial; Inside the map search Polygon; Status of 'Active', 'Closed','Active with Contingency','Pending Accepting Offers'; Public Remarks like warehouse; Sold Date between '01/14/2020' and '01/14/2032'.

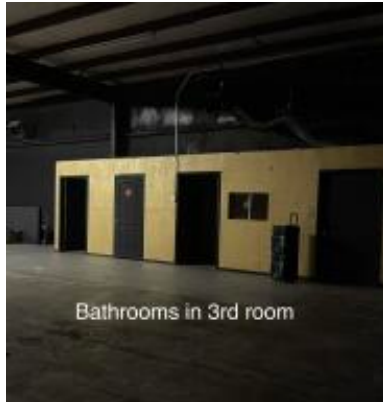
Listing Price Recommendation

Low	\$ -
High	\$ -
Recommended	\$1,000,000

LP: \$1,100,000









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Commercial 817321 Closed

1211 BARRANCA Drive, El Paso, TX 79935

LP: \$995,000



County: El Paso

Listing Type: Exclusive Right To Sell

Parcel ID: V89399901403300

Flood Zone: No

Zoning: PI

of Stories: 1

Empowerment Zone: No

Lot SqFt: 54,272

Measured By: Owner

of Tenants: 0

HVAC: Yes

Improved: Yes

Source Dimensions: Other

Handicap Access: Yes

Apx Acres: 1.25

Unimproved: No

Apx SqFt #: 54,272

Verification: Other

Legal: 14 VISTA DEL SOL #10 REPLAT LOT 2-D (167139.72 SQ FT)

Best Use: Warehouse

Property Access: Paved Road to Prop

Property: Building

Exemptions: None

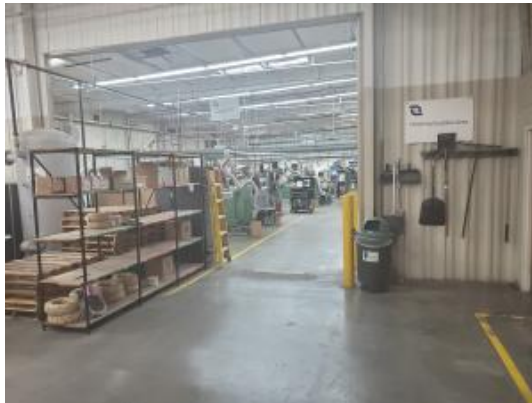
Heating: Central

Public Remarks: Eastside industrial warehouse on Barranca off Pellicano with easy access to I-10. Large open facility with office space in the front of the facility
 Plenty of yard for parking trucks and semi's.

Listing courtesy of:

R C Properties





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